

Town of Raymond
401 Webbs Mills Road
Raymond, Me 04071
207-655-4742

Selectmen Meeting Minutes
Tuesday, March 2, 2004

Attendance: Ada Brown, Chairman; Betty McDermott; Charles Leavitt; Christine McClellan; Dana Desjardins; Amanda Simpson, Assessor's Agent; and Don Willard, Town Manager.

1. Call to order. Ada Brown opened the meeting at 7:00 pm at the Town Office.

2. Consideration of previous minutes dated February 17, 2004.

MOTION: Betty McDermott motioned to accept the minutes with the correction of the date to February 17, 2004. Seconded by Christine McClellan.

VOTE: Unanimous.

3. Egypt Road Landfill Investigation – Amanda Simpson

DISCUSSION: Ms. Simpson indicated that notes from 2 months ago directed the town to go ahead with the study of the landfill off Egypt Road, and she is back with comments and to report that the town attorney feels this is appropriate for the town and subdivider/applicant to proceed. Some of the needs of the town and subdivider overlapped but it is best for the town to pursue a baseline study. There is no known fault with the landfill site but we need to have some knowledge of the condition of the site. A revised scope of work will look comprehensively at the perimeter of the landfill and at the surface of the landfill to look for bedrock hydrology. She asked for the first action of the Board to request that they approve the revised scope of work. Secondly that the establishment of a long term relationship with the Department of Environmental Protection has paid off with an opportunity offered by Ted Wolfe, DEP, for closure of this site. Mr. Wolfe has met on site with the town. He has proposed an offer of a 90% match for investigation with the proviso that it: 1) be independent from the developer and 2) that it was closed under a DEP plan 20 years ago. The DEP will not be a responsibility party but would help with the investigation. The terms and conditions will be forthcoming and the state contract has been studied by the town attorney. It was felt that even though the site is on private land it was a town facility before closure. The substance of the revised agreement is the same as the first. Investigation of the site will have a total cost of \$37,950.00 with the state DEP paying \$34,155.00 and the town \$3,795.00. The Selectmen had originally allowed up to \$15,000 to be used for this project. Mr. Willard felt Raymond should hold the developers retainer of \$15,000 for now. After phase one there will be some more study to be done by Woodward & Curran which would come from that money. Mr. Leavitt asked when the applicant would be informed. Ms. Simpson replied that they have been informed as we go and there has been no discussion about their escrow. She added that the DEP needs our answer tomorrow morning. Woodward & Curran is ready to start immediately. Mr. Willard noted that they have been very helpful in that they have not been paid to date for anything they have done. He endorsed this action. Mr. Leavitt asked if the Planning Board been

appraised? Ms. Simpson replied that the Planning Board has discussed and voted to include this work in their preliminary approval. Mrs. McClellan wanted to go cautiously in this after seeing what has happened to other towns. Ms. Simpson reported that the DEP was excited about this because the work will be done before any problems have been found. Mr. Willard added that the DEP likes this because nothing has been developed there as yet beyond timber cutting. The power and road is being introduced by an adjacent landowner who will be interested in the results of this work.

MOTION: Charles Leavitt motioned to approve the revised scope of work by Woodward & Curran dated January 2, 2004. Seconded Christine McClellan.

VOTE: 4 in favor (Leavitt, McClellan, Desjardins, Brown) 1 abstention (McDermott)

MOTION: Charles Leavitt motioned to accept the State grant between Raymond and the State of Maine of \$34,155.00. The total expense will be \$37,950.00 with appropriation of \$3,795 from Raymond. Seconded by Christine McClellan.

VOTE: 4 in favor (Leavitt, McClellan, Desjardins, Brown) 1 abstention (McDermott)

DISCUSSION: Mr. Leavitt asked if Raymond can encumber that amount of money for this project. Don Willard indicated it would have to be carried forward. This would be a subject for another meeting.

4. Supplemental Assessments – Amanda Simpson, Assessors' Agent.

DISCUSSION: Ms. Simpson indicated this was the second supplemental for the year. This is a single building which was not added to the property card owned by Lawrence B and Linda L. Cramer, 84 Rosewood Drive.

MOTION: Betty McDermott motioned to approve the supplemental commitment in the amount of \$537.91 for Map 12, Lot 75. Seconded by Christine McClellan.

VOTE: Unanimous

Supplemental signed by Selectmen.

5. Abatement Application Map 15, Lot 67A – Assessor's Agent Amanda Simpson.

DISCUSSION: Ms. Simpson indicated that Mr. Dacey was notified of this meeting. She noted that the Selectmen have already approved an abatement but Mr. Dacey was not satisfied. At this time the request is coming for formal review by the Selectmen. If the Selectmen reject his application, then he could apply to the County Commissioners and if denied then to the State Supreme Court. Ms. Simpson showed a map of the lot which showed that most of the lot is in Casco but there is 500 foot frontage in Raymond which amounts to one eighth acre in size. This has not been assessed for last 5 years, and he was not happy with my assessment. The location has enough frontage for two lots if subdivided also using the land in Casco. The topography might not lend itself to development so when we first talked, after consideration I dropped the initial value by 50% but he still was not happy. He has filed a formal request for further abatement under Bulletin 10. It is clear that the property always has to be looked at as similar properties in the same town and not other towns. Mr. Dacey only provided property similarities in Casco and not Raymond. The responsibility is on the landowner to provide

proof for reducing the land value. Ms. Simpson felt that this was assessed correctly, and she recommend that the Selectmen deny this request whereupon Mr. Dacey could make a request to the County Commissioners. Ms. Simpson continued that if Raymond had a Board of Assessment Appeal the question would stay in the town instead of going on to the County Commissioners. This would have to be done through ordinance which would not take effect until next year at the earliest. Mr. Willard recommended forming this board of assessment after the revaluation.

MOTION: Betty McDermott motioned to deny. Seconded by Christine McClellan.

DISCUSSION: Mr. Leavitt asked what it would assess at as residual land. Ms. Simpson replied \$750 per acre. Mr. Leavitt asked how long he has owned the property. Ms. Simpson answered about 7 years. There was discussion about development rights on this land which would be in Casco and Raymond. Mr. Leavitt felt that there is a double indemnity for him. Ms. Simpson said that he is only being taxed in Casco for his Casco land; we are taxing him for 1/8 acre. If subdivided the land value would remain the same in Raymond because the majority of the land is in Casco. Mr. Leavitt questioned whether there are other lots like this in Raymond? Ms. Simpson replied yes there are probably a minimal number of this type of lot and they will be found as time goes on. Mr. Willard added that the revaluation will find them. Discussion of setting a value. Mr. Leavitt asked if Mr. Darcy was in full knowledge of what he can to do. Ms. Simpson indicated that they had all the information.

VOTE: 4 in favor (McDermott, McClellan, Brown, Desjardins) 1 opposed (Leavitt)

6. 2003 Annual Report – Bulk Mailing vs. Pickup – Louise Lester, Town Clerk.

DISCUSSION: Mr. Willard explained that the Town Clerk is proposing mailing postcards telling where the town reports can be picked up instead of mailing them which will lessen the cost of postage. It was felt that Raymond would use fewer town reports because we wouldn't have to print those reports which are now being thrown away. The town report would also be on the website. We could also send them out first class if requested by a taxpayer. Mrs. McDermott felt they could try it for a year and see what the reaction is. Mr. Willard added that all recent town reports are on line.

MOTION Betty McDermott motioned to try getting the town report out in this manner this year. Seconded Christine McClellan

VOTE: Unanimous.

7. Communications and other business.

a. Budget and Treasurer's Warrant for next meeting exclusively.

Mr. Willard explained that the Town Office will provide any information needed by request. This will be a draft budget and will be on line and subject to changes. At the March 16th meeting the Selectmen will discuss the budget and anyone is invited to attend. He explained that a detailed memo and pie chart has been given to the Selectmen and Budget Finance Committee. He added that a new version of the pie chart is in their boxes. The School draft budget is also available.

b. 2004 public hearing Thursday, Comprehensive Plan public hearing at 7:00 pm at the Raymond Elementary School gymnasium.

Mr. Leavitt reported that the draft has been submitted to the State for approval but it is still in a state of flux. Copies are available at the town office and library. Mr. Willard added that the draft Comprehensive Plan is on the website.

c. Budget season drafts are being worked on by Selectmen and School Committee. \$1.63 increase in mil rate from last year at present which will amount to \$19.30 per thousand. The Selectmen encourage anyone to participate in this process.

8. Review and authorize March 2, 2004 Treasurer's Warrant.

MOTION: Betty McDermott motioned to authorize the Treasurer's Warrant in the amount of \$113,911.32. Seconded by Christine McClellan.

VOTE: Unanimous.

9. Adjourn.

MOTION: Dana Desjardins moved to adjourn. Seconded by Betty McDermott.

VOTE: Unanimous.

ADJOURNMENT: Ada Brown adjourned the meeting at approximately 8:00 pm.

Louise H. Lester
Town Clerk